



ACTON PLANNING BOARD

Minutes of Meeting February 2, 2016 Acton Town Hall Room 204

Planning Board members attending: Jeff Clymer (Chair), Derrick Chin, Michael Dube, Bharat Shah and new member Michael Mai.

Also present: Kristen Guichard, Robert Hummel, Assistant Town Planners and Kim Gorman, Planning Board Secretary.

Mr. Clymer opened the meeting at 7:45 pm. Mr. Bharat Shah arrived at 8:00pm.

I. – Public Hearing – Stephen H. Grossman, DMD - 77 Great Road Sign Special Permit

David Freedman, representative for Stephen H. Grossman, DMD, explained the application for 2 signs. Mr. Grossman is the 2nd floor tenant at 77 Great Road and is requesting awning signs on the front 2nd floor window, and requesting another awning sign above a window near the rear entrance. Mr. Freedman stated the signage will help customers locate the offices. Mr. Freedman stated he has brought a similar sign special permit to the Board, which was approved last spring.

Board members reviewed and discussed the documentation and the staff review memo, then voted to close the public hearing.

Mr. Dube moved to approve the amended sign special permit (removing Mr. Yacouby and adding Mr. Mai names), Mr. Shah 2nd, all in favor.

II. Citizen Concerns Michelle Danielle, of 2 Jackson Drive spoke about her concerns regarding drainage issues affecting her property from the construction at the Roosevelt Drive development. Staff and Board members stated their concern and will follow up with the engineer for improvements.

III. Reports

Water Rep -

Mr. Chin reported the Committee spoke with Mr. Matt Mostoller, Environmental Manager with Acton Water District respect to the Nagog Pond Water Treatment facility and discussed the application.

EDC -

Mr. Chin reported on the Committee meet with Matt Selby, the new Land Use Director.

Site Plan Special Permit Study Committee -

Mr. Chin stated the Board of Selectmen will review the Committees report.

WRAC -

Mr. Clymer reported that the Committee discussed the plan and looking to address future direction from the Board of Selectmen.

CPC -

Mr. Clymer stated the Committee has completed the CPA project presentations and is in the review process.

IV. Consent Agenda

The minutes of September 15, 2015 were approved as amended.

V. Other Business

1. Ms. Guichard stated the KC Improvement Initiative Forum will be held on February 4, 2016.
2. Mr. Clymer stated he would like to review the solar bylaw for 2017.

VI. Kelley's Corner Zoning

Ms. Guichard and Mr. Hummel discussed future zoning changes for the KC Zoning District, future development, maximum heights, and explained potential impacts of sewer and utilities.

VII. Public Meeting – Preliminary Plan Subdivision at 37 Mohegan Lane

Mr. Richard Harrington, of Stamski & McNary, presented on behalf of the applicant, Arron and Kaarin Jeanson and described the preliminary subdivision plan:

The application is for a residential compound subdivision for one (1) additional lot in accordance with the Acton Subdivision Rules and Regulations. Mr. Harrington requested waivers from the Subdivision Rules and Regulations, on Section 8 – Design Standards and Section 9 – Improvements for a Residential Compound.

A storm water management report was provided. A conservation plan has been filed with Conservation Commission. The existing house will stay. Mr. Harrington stated he previously had met with the Planning Dept to review a conceptual plan over the summer.

Mr. Harrington reviewed and addressed staff department comments. Mr. Harrington stated that in lieu of constructing a sidewalk; a contribution would be made to the sidewalk fund. He suggested the extension of the single access street was similar to a previously approved off Sylvia Lane.

Ms. Guichard noted that this application would extend a pre-existing non-conforming single access street exceeding 500 feet an additional 98 feet. She noted that the Board does have the ability to waive the Rules and Regulations but should take into consideration the specifics of the request; this application does provide a better access turn-around than currently exists at the terminus of Mohegan Road, the proposal brings the existing lot into conformance with the R-2 zoning district, the proposed layout does not increase the overall distance to access the existing house which has a 400+ feet driveway and if the applicant is willing, could provide an access easement to from Mohegan Road to the Town owned property in the rear.

Residents in attendance raised questions and concerns regarding drainage, trees to remain and stone walls. The Applicant explained the drainage concept, confirmed that all stone walls will remain and that the proposal is for one additional house lot.

The Board directed staff to write a draft decision of approval to review and approve at the next meeting and asked staff to research where additional development of 500-foot + single access streets could occur.

The meeting was adjourned at 9:30 pm.

Respectfully Submitted,
Kim Gorman
Planning Board Secretary